

**FOR SALE – GROUND FLOOR COMMERCIAL UNIT
LOCATED JUST OFF BRENTFORD HIGH STREET**



**10 Market Place
Brentford, TW8 8LB**

**1,212 SQ. FT.
(238.2 SQ. M.)**

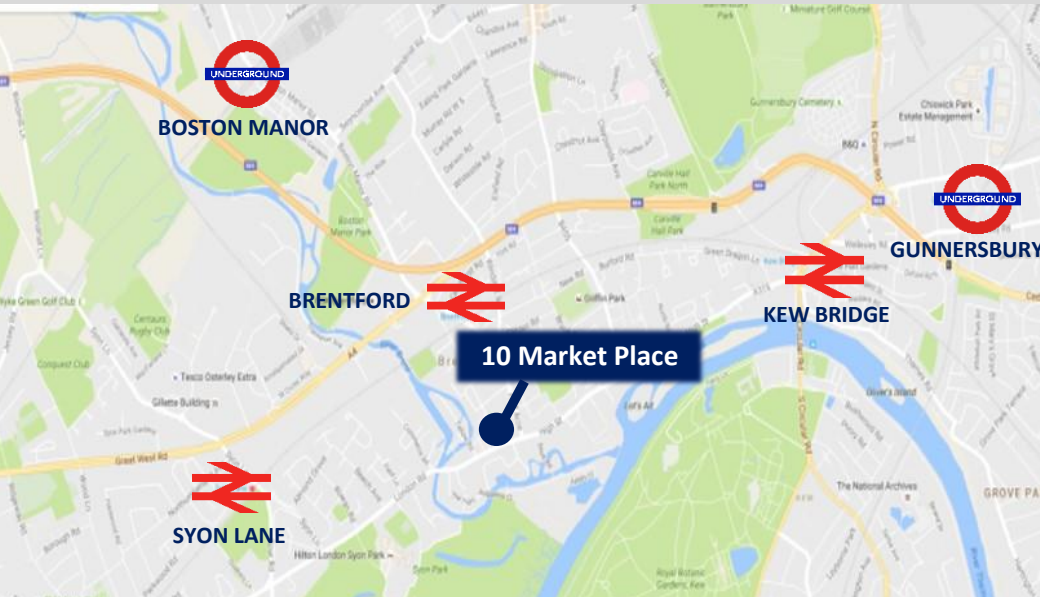
10 Market Place, Brentford, Middlesex, TW8 8LB

Location

The property is located on Market Place, just off Brentford High Street (A315). The property benefits from good transport links, with Brentford Rail Station c. 5-10 minutes' walk away, providing regular trains to London Waterloo and Clapham Junction.

London Underground services are available from Boston Manor Tube Station (Piccadilly Line) and Gunnersbury Station (District Line and Overground), which are both accessible via the local bus network.

The location also has excellent road access, with the nearby A4 / M4 providing fast access to Central London and London Heathrow Airport, as well as the wider motorway network via the M25 and North / South Circular roads.



Brentford (British Mainline)	0.4 miles
Boston Manor (Piccadilly Line)	1.2 miles
Gunnersbury (District/Overground)	1.7 miles



A4 Great West Road	0.7 miles
M4 - Brentford	1.3 miles
Heathrow Airport	5.3 miles

The Property

The property is situated on the ground floor and features an open plan layout with exposed brick wall finishes and includes a separate meeting room / office with oak flooring throughout, pendant style lighting, kitchenette and WC.

Accommodation

Approximate measurements on a gross internal basis are as follows:

Floor	Sq. Ft.	Sq. M.
Ground Floor	1,212	112.6



Amenities

The property benefits from the following amenities:

- Oak flooring
- Pendant style lighting
- Kitchenette facilities
- WC
- Exposed brick wall finish
- Individually programmable electric heaters

Long Leasehold

The property is available to purchase on a 'virtual freehold' basis; being the residue of a 999 year lease at a peppercorn rent if demanded.

Guide Price: **£500,000 (£412.54 psf.)**

Rates

According to the Valuation Office Agency, the rateable value of the property is £22,000.

The Rates Payable for 2024/2025 are approximately £10,978 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Service Charge

An estate charge of £1,040 + VAT per annum, is applicable in relation to the common areas of the property.

EPC

Further details available from the agents.

VAT

VAT is applicable.



Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly through prior arrangement with sole agents Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. December 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Jonty Torr

j.torr@vokins.co.uk

020 8400 8898

Nick Train

n.train@vokins.co.uk

020 8400 8889

John Vokins

j.vokins@vokins.co.uk

020 8400 9000